

**EASTWOOD
NEIGHBORHOOD
CONSERVATION ZONING DISTRICT**

**H A N D B O O K
A N D D E S I G N
G U I D E L I N E S**

METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of
Nashville and Davidson County

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EASTWOOD NEIGHBORHOOD DESIGN GUIDELINES
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TABLE OF CONTENTS

PART 1: INTRODUCTION

A Short History of the Eastwood Neighborhood	1
What are the Design Guidelines?	2
Getting Approval for Your Project	2
Available Design Assistance	3

PART 2: THE DESIGN GUIDELINES

I. PURPOSE OF THE DESIGN GUIDELINES	4
II. NEW CONSTRUCTION AND ADDITIONS	
Principles	5
Guidelines	
<i>New Construction</i>	8
<i>Additions</i>	11
III. DEMOLITION	12
IV. RELOCATION	13
V. DEFINITIONS	14

PART 1: INTRODUCTION

The Eastwood neighborhood, like neighborhoods in over two thousand other towns in the United States, uses conservation or historic zoning as a tool to protect its unique architectural character. There are quantifiable reasons for historic zoning: it gives neighborhoods greater control over development, it can stabilize property values, it decreases the risk of investing in one's house, it promotes heritage tourism, it protects viable urban housing stock, and it preserves natural resources by conserving building materials. And there are less quantifiable, but equally important, reasons for conservation zoning -- it protects our past for future generations, it nurtures a sense of community, and it provides a sense of place.

A SHORT HISTORY OF THE EASTWOOD NEIGHBORHOOD

Present-day Eastwood is on land which was a part of North Carolina's western territory. These lands were granted, in 640 acre tracts, to veterans of the Revolutionary War as payment for services and to encourage western settlement. Themy Pernell obtained the land on which present-day East End is located in June of 1784. The Eastwood and Lockeland Springs areas were acquired two years later by Daniel Williams. These lands changed hands often early-on, but all owners used them mainly for agricultural purposes.

Residential development in Eastwood occurred later than in Edgefield, East End and Lockeland Springs. Dr. Benjamin F. Weakely built the first known house in the neighborhood in 1849 on his 100 acre estate. The home was located on what is now Sumner Avenue near South 14th Street. The surrounding acreage gradually gave way to building lots, and the house itself was sold after the death of the last owner, Miss Mary E. Weakley, and replaced with four houses in 1935.

The oldest existing house in the neighborhood was the Robert Weakley Brown residence located at Greenwood and Chapel Avenues. Built in the 1850s, the house sits on land previously owned by R. W. Brown's grandfather, Robert Weakley. Robert Weakely was a prominent early land surveyor from Virginia, who owned an estate of 615 acres by 1800. His property sat adjacent to his brother Samuel's estate, which included 500 acres and a two story brick house, named Fairfax, built in the 1820s that still stands at 415 Rosebank Avenue.

By 1890 electric streetcar lines linked East Nashville to the central business district across the river. This was coupled with additional access through the construction of bridges across the Cumberland River on Woodland Street (1886) and Sparkman (Shelby) Street (1909). Prior to this time, only the wealthy could afford to live in the country and make the daily commute from their estates to downtown. Streetcars gave the large middle class the opportunity to buy their own house-in-the-country on a quarter acre lot, away from the smoke and congestion of the city.

Eastwood is characterized by local variations on the architectural styles popular throughout the country between 1890 and 1940. The earliest houses illustrate Queen Anne characteristics and Classical Revival details. As development progressed north and northeast, Bungalows, craftsman styled cottages and romantic English Cottages completed the development of the neighborhood.

THE NEIGHBORHOOD CONSERVATION ZONING DISTRICT

The boundaries of the Conservation Zoning District are shown on the map on page 3. Conservation zoning districts are **locally** designated and administered by the Metropolitan Historic Zoning Commission (MHZC), an agency of the Metropolitan Government of Nashville and Davidson County. Conservation zoning is a type of overlay zoning, applying in addition to the base or land-use zoning of an area; *conservation zoning does not impact use.*

Like the National Register, conservation zoning honors an area's historical significance, but with that recognition, certain exterior work on buildings -- new construction, additions, demolition, and relocation -- is reviewed to ensure that the neighborhood's special character is preserved.

Some other neighborhoods in Nashville have historic preservation zoning. In addition to the projects reviewed in a conservation zoning district, historic zoning addresses exterior alterations to existing buildings -- like replacing siding or installing a fence. Districts with historic zoning are not more historically significant than those with conservation zoning; it has just been a matter of determining which type of zoning is most compatible with the goals for a particular neighborhood.

WHAT ARE THE DESIGN GUIDELINES?

The Metropolitan Historic Zoning Commission (MHZC) is the architectural review board that reviews applications for work on properties within the zoning overlay districts. Its seven members, appointed by the mayor, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission, architect(s) and others. Design review is administered according to a set of design guidelines. The guidelines are criteria and standards, developed jointly by the MHZC and the Richland-West End Neighborhood Association, which are used in determining the architectural compatibility of proposed projects. The guidelines provide direction for project applicants and ensure that the decisions of the MHZC are not arbitrary or based on anyone's personal taste.

The guidelines protect the neighborhood from new construction or additions not in character with the neighborhood and from the loss of architecturally or historically important buildings.

By state and local legislation, design guidelines for conservation zoning districts must be in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* -- criteria developed by the National Park Service and used by private and public preservation organizations throughout the country.

GETTING APPROVAL FOR YOUR PROJECT

- If you are planning to
- **BUILD** a new structure,
 - **ADD** to an existing building,
 - **DEMOLISH** a structure in whole or in part, or
 - **RELOCATE** a structure,

one step is added to getting approval for the work: **you must first obtain a Preservation Permit from the MHZC.**

1. Call the MHZC at 862-7970 to confirm whether or not the MHZC needs to review your project; and if so, to make an appointment to meet with the staff.

The staff will meet with you, your contractor or architect at your house to discuss the project, answer any questions, and advise you on whether the plans meet the design guidelines. The staff can assist in making your plans meet the guidelines and can offer design suggestions.

In order for the MHZC to determine whether a proposed project complies with the design guidelines, all applications must be accompanied by complete site plans, elevation drawings, specifications and any other appropriate information. When you submit these materials, the staff will determine whether a Preservation Permit can be issued immediately or if the work, like most, requires referral to the full Commission.

Regular meetings of the Commission are scheduled for the third Wednesday of every month. If a complete application is received more than fifteen working days prior to a scheduled meeting, a special meeting can be called. The MHZC staff will issue a Preservation Permit upon approval of the application by the Commission.

2. Take the Preservation Permit to the Metropolitan Department of Codes Administration.

Officials at Codes will review your plans for compliance with regular zoning and building code regulations -- applicable whether or not your property is in a conservation zoning district. Permit fees (amount charged depends on the type and value of the work done) will be charged to you then. Codes is located on the second floor in the rear section of the Metro Howard Office Building, 700 2nd Avenue South. For permits to remain valid, work must begin within six months of the date of issue.

NOTE: Subject work done without a preservation permit is in violation of the Historic Zoning Regulations established under Chapter 17.36, Historic District and Landmarks, of the Code of Laws of the Metropolitan Government of Nashville and Davidson County. Like the Building Code, the Eastwood Neighborhood Design Guidelines are a legal document. Work done without prior review and approval by the MHZC is subject to fines and other penalties. Appeals to decisions of the Historic Zoning Commission staff can be made to the Commission; appeals to decisions of the Commission can be taken to a court of competent jurisdiction as provided for by law.

AVAILABLE DESIGN ASSISTANCE

The MHZC staff often meets a property owner on site to discuss a restoration project, maintenance problem, historically appropriate paint color, or other issue not necessarily reviewed under conservation zoning. We have a library of materials on historic architecture and restoration technology, and files on preservation products and services, which are available to the public. Call for more information.

PART 2: THE DESIGN GUIDELINES

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one house may not be appropriate for another.

I. PURPOSE OF THE DESIGN GUIDELINES

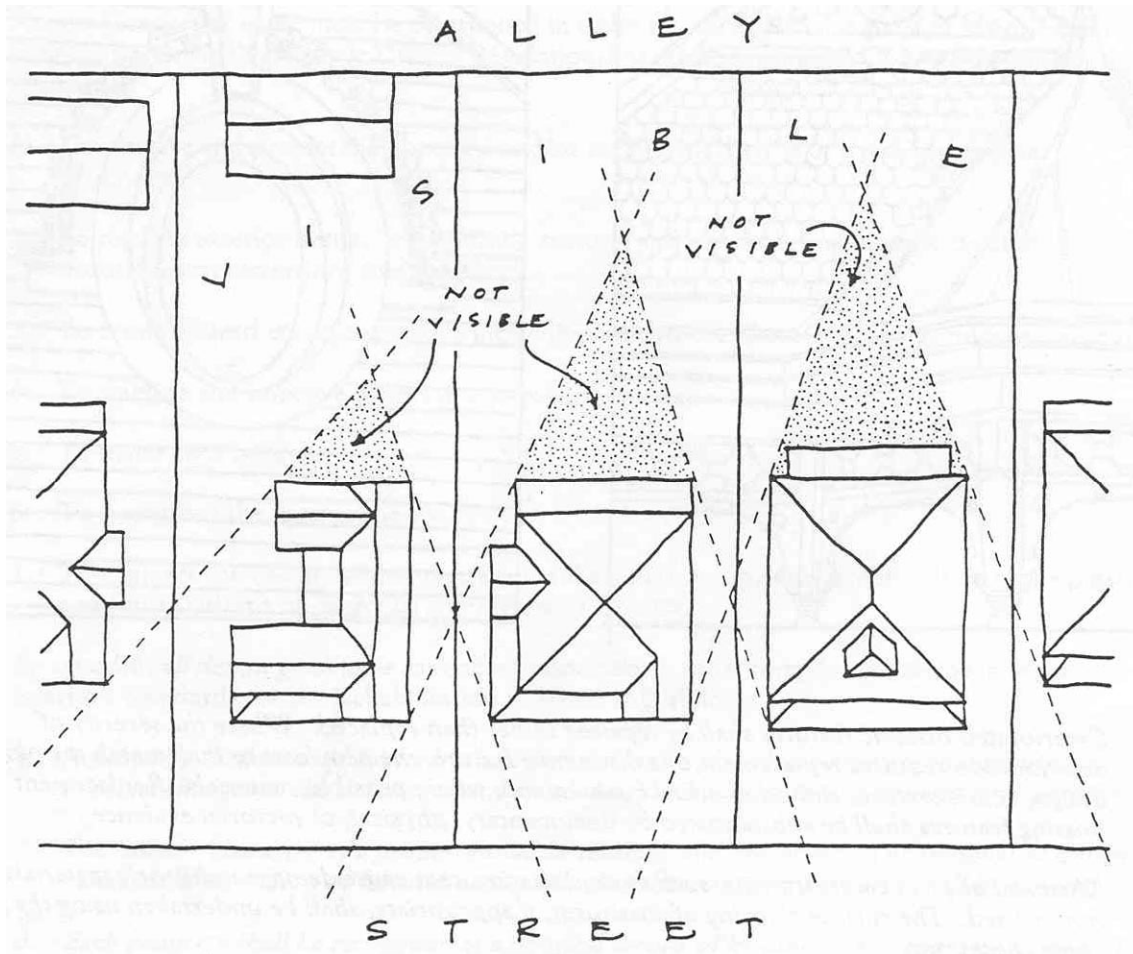
- A. Design guidelines are criteria and standards which the Metropolitan Historic Zoning Commission must consider in determining the appropriateness of proposed work within a conservation zoning district. Appropriateness of work must be determined in order to accomplish the goals of historic and conservation zoning, as outlined in Article IX (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance:
1. To preserve and protect the historical and/or architectural value of buildings or other structures;
 2. To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;
 3. To create an aesthetic appearance which complements the historic buildings or other structures;
 4. To foster civic beauty;
 5. To strengthen the local economy; and
 6. To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.
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II. NEW CONSTRUCTION AND ADDITIONS

A. PRINCIPLES

1. These guidelines shall apply only to the exteriors of buildings and to portions of proposed structures that would be visible from public rights-of-way.

For the purposes of conservation zoning, alleys are not considered to be public rights-of-way. New, free-standing buildings under 100 square feet in area are not reviewed.



2. The public facades -- front- and street-related sides -- of proposals for new buildings shall be more carefully reviewed than other facades.
3. New buildings should not imitate past architectural styles; they should reflect the era of their own construction. For an exception to this principle, see number 4.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

II. NEW CONSTRUCTION AND ADDITIONS

A. PRINCIPLES Continued

4. Reconstruction may be appropriate when it accurately reproduces a no-longer existing building on its original site, if the building; (1) would have contributed to the historic and architectural character of the area; (2) will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding it; and (3) is accurately based on documentary, physical, or pictorial evidence.
5. Continuous construction in Eastwood neighborhood during the early 20th century resulted in a variety of building types and styles that illustrate the evolution of architectural styles and technology over the years. New buildings should continue this tradition while complementing and being visually compatible with surrounding historic buildings.



II. NEW CONSTRUCTION AND ADDITIONS
A. PRINCIPLES Continued



6. New construction should respect, and not disrupt, the established pattern and rhythm of existing historic buildings on the same and opposite sides of a street.
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II. NEW CONSTRUCTION AND ADDITIONS

B. GUIDELINES

1. *New Construction*

See Illustration on page 9

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.I.F.S., and other artificial siding materials are generally not appropriate. However, cement fiberboard siding is an approvable siding material for new construction, but it should be smooth and not stamped or embossed to emulate wood grain.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

f. Orientation

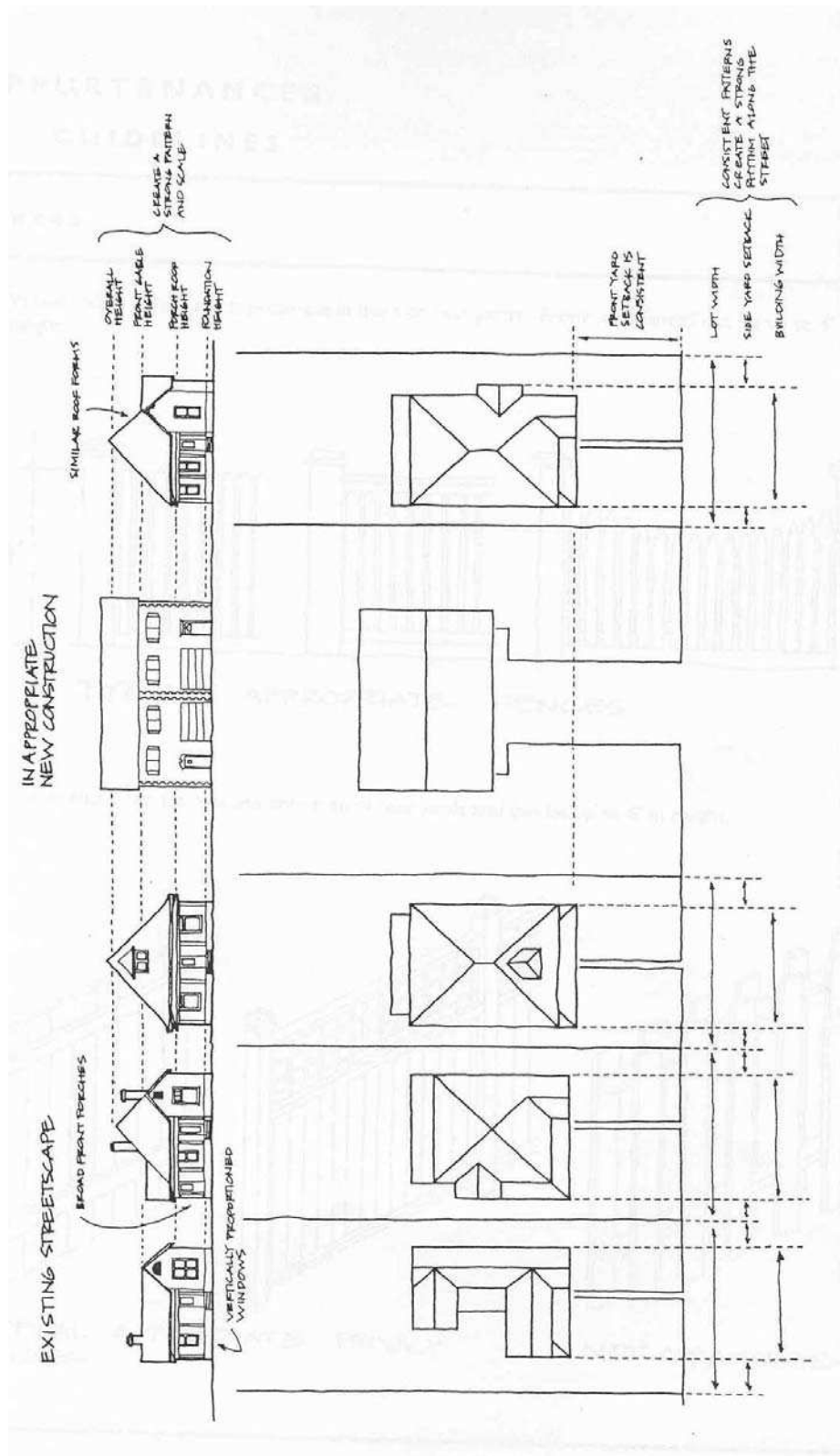
The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

II. NEW CONSTRUCTION AND ADDITIONS

B. GUIDELINES Continued



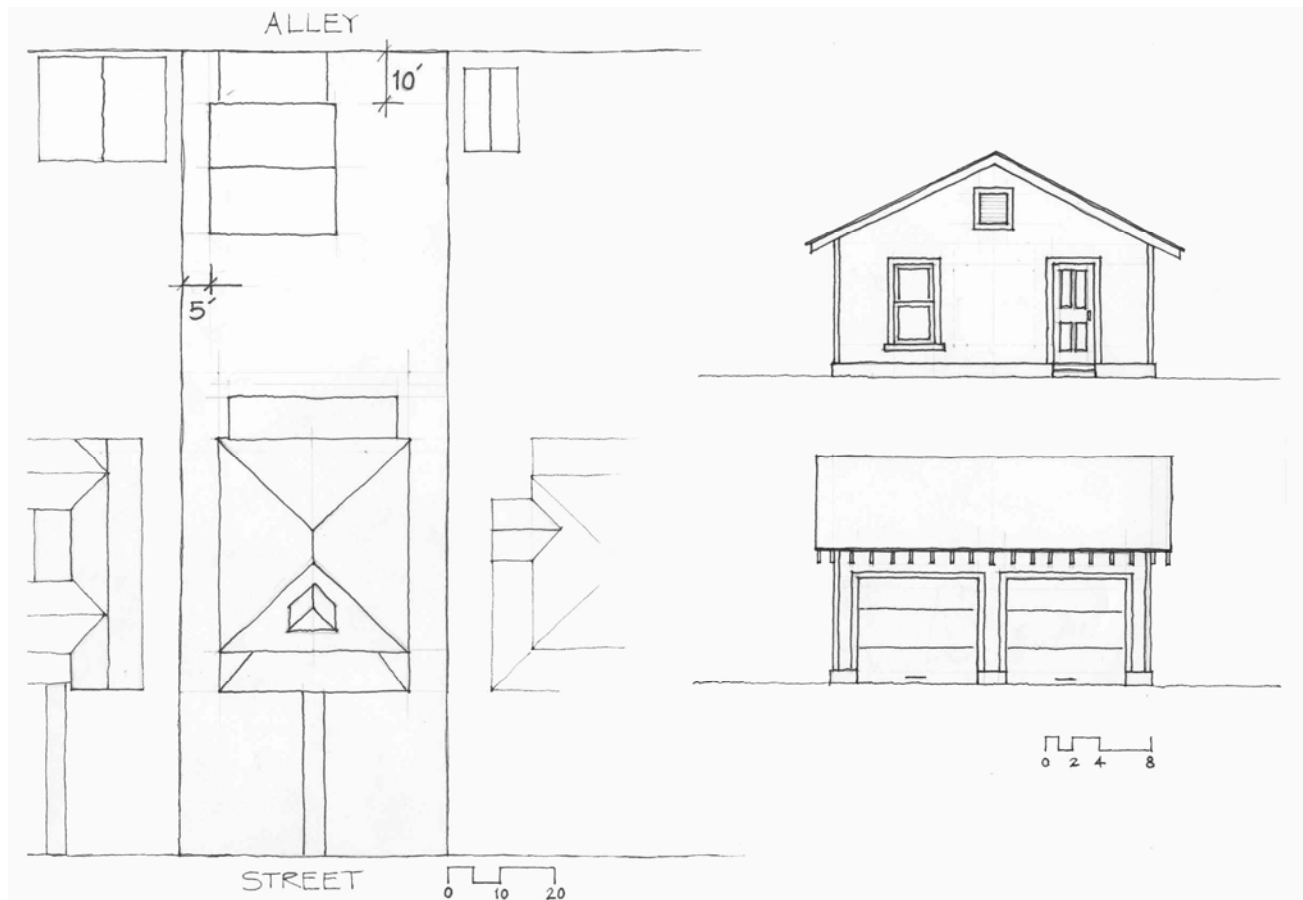
1. New Construction continued

h. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

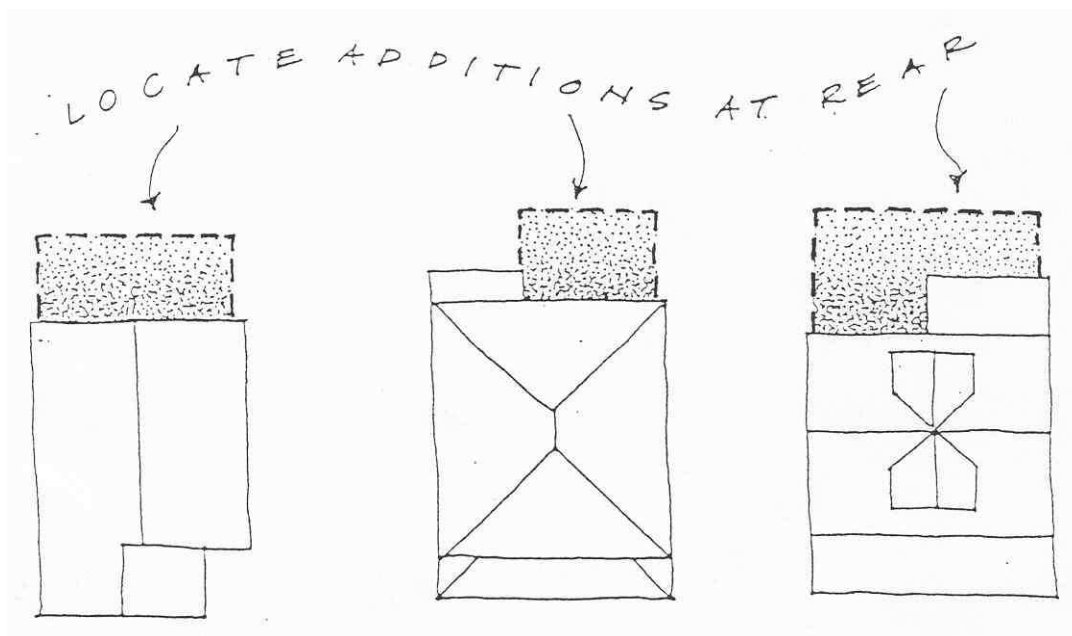
Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.



2. Additions

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.



- b. The creation of an addition through enclosure of a front porch is not appropriate.
- c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
- d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
- e. Additions should follow the guidelines for new construction.
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III. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

B. GUIDELINES

1. *Demolition is not appropriate*

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
 - b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.
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2. *Demolition is appropriate*

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
 - b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
 - c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.
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IV. RELOCATION

A. PRINCIPLES

1. Moving a historic building from its original site should be avoided.
2. Moving a non-historic building, or a building which has irretrievably lost its architectural and historical integrity, may be appropriate.

B. GUIDELINES

1. Moving a building into the district is appropriate if the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings.
2. Moving a building out of the district is not appropriate unless:
 - a. the building does not contribute to the district's historical and architectural significance, or has irretrievably lost its architectural and historical integrity; or
 - b. the building is historic, but the loss of its architectural and historical integrity in its original location is certain.
3. Moving a building from one location to another within the district is not appropriate unless:
 - a. the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings; and
 - b. if historic, the loss of its architectural and historical integrity in its original location is certain.

V. DEFINITIONS

Addition: *New construction that increases the footprint, height, or building envelope of an existing structure.*

Appropriate: *Suitable for, or compatible with, a property or district, based on accepted standards and techniques for historic preservation.*

Certificate of Appropriateness: *See Preservation Permit.*

Demolition: *The tearing down of a building in whole or in part.*

Elevation: *A scaled drawing that illustrates the view of a side of a building.*

Facade: *An exterior side of a building.*

Historic: *A structure or site, usually over fifty years old, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

New Construction: *Any freestanding structure on a lot constructed after the designation of the conservation zoning district.*

Non-Historic: *A structure or site, usually less than fifty years old, which does not possess historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

Orientation: *The directional expression of the front facade of a building, i.e., facing the street, facing north.*

Preservation Permit: *A legal document issued by the Metropolitan Historic Zoning Commission confirming review and approval of work to be done on property within the boundaries of an historic or conservation zoning district. A preservation permit is required before getting a building permit. Previously called Certificate of Appropriateness.*

Public Right of Way: *Publicly owned and maintained streets and walkways. For the purposes of conservation zoning, alleys are not considered public rights-of-way.*

Reconstruction: *Construction of an accurate replica of a historic building or portion thereof, based on physical, pictorial or documentary evidence.*

Relocation: *The moving of a building from one site to another.*

Shall: *What must happen.*

Should: *What must happen unless circumstances illustrate why an alternative is more appropriate.*